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IMLAY TOWNSHIP PLANNING COMMISSION

IMLAY TOWNSHIP HALL

TUESDAY, APRIL 12, 2005

7:30 P.M.

MEMBERS PRESENT: Chairman Larry Kennel, Vice-Chairman Kurt Kramer, Secretary Sam Scrafano, Kenneth Day, Harold Gass, Keith Goodreau, Robert Hollenbeck and Arvid Martin.

MEMBERS ABSENT: Larry Lloyd

OTHERS PRESENT: Consultants Heidi Hannan and Jocelyn Wenk, Attorney Gary Davis, Recording Secretary Jessica Kirchoff and members of the public per attached sheet.

1. **CALL TO ORDER:** The Meeting was called to order by Chairman Larry Kennel at 7:35 and the Pledge of Allegiance was recited.

2. **ROLL CALL:** Jessica Kirchoff, Recording Secretary called the roll.

3. **MINUTES:** The minutes of the March 8, 2005, meeting were reviewed by the Planning Commission. Several corrections were noted.

MOVED by Ken Day, SUPPORTED by Keith Goodreau to accept the minutes as corrected.
MOTION CARRIED.

4. **COMMUNICATIONS:** None

5. **ADDITIONS OR CORRECTIONS TO AGENDA:** None

6. **PUBLIC TIME:** Questions were brought up concerning the zoning of a piece of property and several concerns regarding the United Investments project. These included concerns about affected water levels, improvements on Burns Road, Bridge improvement (over Belle River), quality of water in wells, blowing sand/debris, and lack of size of culverts used to divert water to Belle River. Also, concern about moving quickly on the proposed cell tower zoning.

7. **BUILDING INSPECTOR'S REPORT:** Paul Wilcox stated there had been very little activity this month, one house and one pole building. He does expect an increase when frost laws are lifted. Inspector Wilcox asked for clarification on the Commission's recommendation for Ponds and the correct fees. Response was \$195.00; \$100.00 of it as a compliance fee and the 95.00 as the permit fee.

8. **PUBLIC HEARINGS:** None presented.

9. **OLD BUSINESS:** Jocelyn Wenk received a revised set of plans from the March 1, 2005

(United Investments) letter which addressed all of the "bolded items". The draft of the Special Land Use Permit also was submitted to the Commission.

10. **NEW BUSINESS:**

A. **Ferrett rezoning request.** A public hearing is set for the May meeting.

B. **Highland Estates:** The commission has received reviews from Birchler and the Lapeer County Road Commission but not from the engineer. Birchler recommends approval but points out that the cul de sac exceeds the 1500' distance that the Township allows. The road names still need to be approved and the *Maintenance Agreement* needs Attorney approval. Also, Birchler would like to check with Assessor, Tom Lupo about the split approval.

MOVED by Ken Day, **SUPPORTED** by Keith Goodreau to recommend approval of private *Highland Drive* subject to final review and approval of the Township engineer and the Township Board. **MOTION CARRIED.**

MOVED by Keith Goodreau, **SUPPORTED** by Ken Day to recommend proposed *Highland Drive Maintenance Agreement* subject to approval of the Township Attorney. **MOTION CARRIED.**

11. **ATTORNEY'S REPORT:** None

12. **PLANNER'S REPORT:** Heidi Hannan mentioned that she had information available on Access Management if anyone was interested. She also noted that the township website was up and running. It can be accessed at imlaytownship.com.

There being no further business before the Planning Commission, it was **MOVED** by Harold Gass and **SUPPORTED** by Arvid Martin to adjourn the meeting at 9:20 p.m. **MOTION CARRIED.**

Respectfully submitted by:

Approved by:

Sam Scrafano, Secretary
Imlay Township Planning Commission

Larry Kennel, Chairman
Imlay Township Planning Commission

Jessica Kirchoff, Recording Secretary